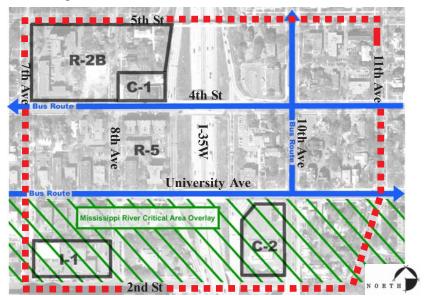
MARCY-HOLMES NEIGHBORHOOD MASTER PLAN SUPPLEMENT

University Avenue S.E. & I-35W Study Area

Existing Conditions



Location

Area surrounding University Ave and I-35W interchange, bordered by 5th St (north), 2nd St (south), 7th Ave (west) and 11th Ave (east)

Approximate Size

13 blocks

Zoning

Multi-family residential (R5), two-family residential (R2B), neighborhood commercial (C1), neighborhood corridor commercial (C2), light industrial (I1); Mississippi River Critical Area Overlay (MR) - south of University Avenue

Building Intensity Requirements

Maximum height not to exceed 4 stories/56 feet

Max. floor area ratio (FAR) = 2.0

Future Land Use (Neighborhood Master Plan)

Primarily multi-family residential with some commercial and light industial

Issues/Opportunities

Close proximity to U of M campus activities, good vehicular access, high percentage of rental housing, limited access to open space, high traffic streets, potential impacts of existing industrial sites, potential views of river and downtown, redevelopment sites can benefit from proximity to historic assets, relaxed building height limits area south of University Ave

Neighborhood's Design Concept



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Redevelopment Design Guidelines



Land Uses/Housing Types

- Redevelop major sites between University Ave and 2nd St with higher density residential buildings
- Redevelop strategic sites with retail nodes: University Ave/I-35W/10th Ave and 4th St/I-35W/8th Ave
- Encourage redevelopment of Pillsbury Court, University faculty housing at 10th Ave between 5th and 6th Sts, to a more attractive neighborhood-oriented type of housing

Building Orientation

- · Orient buildings to view corridors, such as the river and downtown
- Orient buildings to streets with parking and driveways placed behind buildings
- Design new buildings surrounding Florence Court, 10th Ave between University Ave and 2nd St, to complement character of this historic building, including orientation to interior courtyards

Building Heights

- Ensure that building heights surrounding Florence Court are compatible with scale
 of this historic building
- Allow new residential buildings along 2nd St to attain up to 8 to 10 stories to enable higher density on the edge of the neighborhood and potential views

Yards/Open Spaces

- Design higher density residential buildings with some form of outdoor space for residents, including balconies, patios, courtyards, and rooftop gardens
- Encourage incorporation of green roof courtyards atop of parking structures

Parking

- Incorporate indoor parking (underground or aboveground) into all new residential buildings
- Provide surface parking areas behind buildings for new retail developments on University Ave
- Provide a shared surface parking area behind existing retail buildings on 4th St for existing and proposed retail in new mixed-use building on west side of 8th Ave

Streetscape/Public Infrastructure

- Create gateway areas at I-35W interchange ramps, including small corner plazas, landscaped areas, benches, etc. that contribute to the neighborhood's identity
- Create urban streetscapes along University Ave, 4th St and 10th Ave using street trees and pedestrian amenities
- Create neighborhood streetscapes along other streets that build upon the historic character of the neighborhood
- Reconnect the street grid by providing connections from 2nd St to Main St

Building Examples



East River Mews, Franklin Ave/Thornton St, Minneapolis



Aldrich Ave S at Lake St, Minneapolis



Village at St. Anthony Falls, 1st Ave NE at 2nd St NE, Minneapolis



1301 University Ave, Minneapolis



Groveland Ave, Minneapolis

Contact Information:

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